



16, 100 Rundle Drive
Canmore, Alberta

MLS # A2283037



\$819,000

Division: South Canmore

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,177 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Stall

Lot Size: -

Lot Feat: Landscaped, See Remarks, Views

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 480

Basement: None

LLD: -

Exterior: Composite Siding, Wood Frame, Wood Siding

Zoning: R3

Foundation: Poured Concrete, Slab

Utilities: -

Features: Granite Counters, Kitchen Island

Inclusions: N/A

Thoughtfully designed 3-bedroom, 2.5-bath townhome with mountain views just minutes from downtown. The open-concept main floor features hardwood flooring throughout, granite countertops, and a carefully designed kitchen with stainless steel appliances, rich wood cabinetry, and a built-in wine holder, flowing seamlessly into a cozy, inviting living room that offers a warm and comfortable space to relax after a day in the mountains. A convenient half bath and stacked laundry complete this level. Upstairs, the spacious primary bedroom includes a beautifully finished ensuite, along with 2 additional bedrooms and a full bathroom, with stunning east and west facing mountain views from the upper level. The home also offers in-unit storage plus additional secure storage in a separate building, ideal for bikes, skis, and all your mountain gear. The Bow River trail system is just one block away, with a playground steps from the front door, and schools, downtown shopping, and Main Street all within a short walk, making this an exceptional opportunity to enjoy mountain living with everyday convenience.